

This Instrument Prepared By:

Greg Gilbert  
100 Glen Abbey Lane  
Alabaster, Alabama 35007

Send Tax Notice to:

R.J. Building Company,  
Inc.

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of  
FIFTEEN THOUSAND AND NO/100 DOLLARS (~~\$15,000.00~~ <sup>12,000.00</sup> and other good and  
valuable consideration, in hand paid by R & J BUILDING COMPANY,  
INC. (GRANTEE) receipt of which is hereby acknowledged, ST. CHARLES  
PLACE, an Alabama General Partnership, (GRANTOR) does grant,  
bargain, sell and convey unto the GRANTEE, the following described  
real estate situated, lying and being in the County of Shelby,  
State of Alabama, and being more particularly described as follows:

Lot 13, according to the survey of St. Charles Place,  
Phase IV, as recorded in Map Book 18, Page 106 in the  
Probate Office of Shelby County, Alabama and situated  
in Shelby County, Alabama.

Subject to current taxes, a lien but not yet payable.

Less and except mineral and mining rights.

Subject to easements, covenants and restrictions of  
record, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, their successors  
and assigns, forever.

And the said GRANTOR, does for itself and for its successors

03/13/1996-08237  
11:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1996-08237

F.A.  
P.O. Box 10247

and assigns, covenants with the said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises, and that it has a good right to grant and convey the aforesaid property.

IN WITNESS WHEREOF, the Managing Partner of the Grantor, in his capacity as such Managing Partner and with full authority to do so, has hereunto set his hand and seal, this is the 20<sup>th</sup> day of July, 1995.

ST. CHARLES PLACE, an Alabama  
General Partnership

WEATHERLY DEVELOPMENT CO., INC.  
Its Managing Member

By: Greg Gilbert  
Greg Gilbert  
President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary public in and for said County, in said State, hereby certify that Greg Gilbert, President of Weatherly Development Co., Inc., Managing Partner of St. Charles Place, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing conveyance, he, in his capacity as such Managing Partner and with full authority to do so, executed the same voluntarily on the day the same bears date.

Give under my hand and seal this 20 day of July, 1995.

Emma D. Shows  
NOTARY PUBLIC  
Inst # 1996-08237  
My Commission Expires: 2/24/97  
03/13/1996-08237  
11:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00